





















Use	Number of Dwellings	Clause 52.06 Requirement	Car spaces required	Car spaces provided
One or two bedroom dwelling	26	1 space per dwelling	26	26
Visitor Parking	26	1 space for every 5 dwellings	5	Nil
<b>Total</b>			31	26

The application has been referred to Council's Traffic Engineers who do not support the waiver of five visitor car spaces. The inclined stacker system is not supported as it does not provide convenient driver and passenger access. Users must traverse the ramp and climb in to and out of vehicles at an incline. Inclined stackers are typically used to retro-fit existing buildings where floor to ceiling heights are restricted. They are not considered an appropriate parking solution for new buildings and are symptomatic of an overdevelopment of the site.

One of the car spaces is only 2.45 metres wide and constrained by a wall which does not allow for effective vehicle movements or the ability exit or enter the driver's side door. With the exception of this car space, vehicles can exit the site in a forward direction.

#### Amenity Impacts

The degree of overshadowing to the secluded private open space of adjoining lots is reasonable as adequate sunlight will still be received through the day at the Equinox.

Overlooking to the secluded private open space and habitable room windows of adjoining lots is minimised through the use of external screens and louvres to first floor balconies and windows. The ground floor is not elevated above natural ground level to an extent that would result in overlooking.

#### **CONCLUSION:**

The proposal does not meet with the relevant policies and objectives of the Monash Planning Scheme, including the State and Local Planning Policy Framework and Clause 55. The proposal is not sympathetic to the character of the area in terms of building bulk and massing and site integration with the street. There is insufficient provision for landscaping and private open space. Car parking outcomes are not satisfactory. The proposal is an overdevelopment of the site.

#### **LIST OF ATTACHMENTS:**

Attachment 1 – Proposed Development Plans.

Attachment 2 – Aerial Photograph (December 2016).

Attachment 3 – Zoning and Overlays Map.